

## PROPOSED TREATMENT

- A. Redevelopment - for areas that fall way below any acceptable standard. Extensiveness and intensiveness of blight warrant total clearance and rebuilding. Reuse of the land should be such that blight will not likely reoccur.
- B. Rehabilitation - up to 50% of housing units may be substandard. Eventual clearance may be needed if no measures are taken. Additional life for an indefinite period may be realized if codes and ordinances are properly enforced.
- C. Conservation - less than 10% of housing is substandard. The current land use and traffic patterns and a high level of public service should be maintained. They are to be changed only if improvements would result.
- D. Development - opportunity areas in or around the community where much growth, residential or otherwise is expected. The policies in guiding growth should be in accordance with the proposed Land Use Plan, as embodied in the Zoning Code, and other codes and ordinances.

The above listing of treatments are recommended by the National Association of Housing and Redevelopment. The list is a comprehensive one as it covers the whole range of treatments which may be applied to any area of a community. The applicability of a particular treatment method depends entirely upon the nature and the extent of blight. So equipped, we shall now look over the whole community, neighborhood by neighborhood, and try to tailor a particular method for a given area.

NEIGHBORHOOD I. The causes of blight in many of the blocks here are numerous and their intensities are accordingly high. We have reasons to doubt that this neighborhood would or could lift itself up by its own bootstrap without some outside help. But the kind of help it needs versus the kind of help the Town can afford poses a problem. By the nature and the intensity of the blight, a "total" approach is warranted, namely the redevelopment approach. This in turn means an Urban Renewal Program is needed to do the job. Can Zebulon afford such a program?

In our judgment the financial load which the program imposes would be simply too much for the Town to carry, even with the Federal Government absorbing two-thirds of the project cost. Moreover, without parallel actions to re-educate the residents in this neighborhood and to provide them with greater earning power, physical removal of bad